

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13990
 MEPA Analyst: Nick ZAVOLAS
 Phone: 617-626-1030

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: 10-12 Congress Street		
Street: 10-12 Congress Street		
Municipality: Beverly	Watershed: North Coastal	
Universal Tranverse Mercator Coordinates: 344993E 4711495N	Latitude: 42.32.45.9	Longitude: 70.52.49.8
Estimated commencement date: 8/07	Estimated completion date: 2/09	
Approximate cost: \$25 million	Status of project design: 90	%complete
Proponent: Beverly Office Development, LLC		
Street: 2033 Ralston Ave #91		
Municipality: Belmont	State: CA	Zip Code: 94002
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mary Rimmer		
Firm/Agency: Rimmer Environmental Consulting, LLC	Street: 30 Green Street	
Municipality: Newburyport	State: MA	Zip Code: 01950
Phone: 978-463-9226	Fax: 978-463-8716	E-mail: rimmerenv@verizon.net

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____ DEP _____) No

List Local or Federal Permits and Approvals:
 Site plan Review - Planning Board
 Order of Conditions - Conservation Commission

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	3.78			
New acres of land altered		2.98		
Acres of impervious area	1.17	.42	1.59	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other welland alteration		70,950 sf riverfront 61,400 sf coastal bank		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage		29,940		
Number of housing units	0	72		
Maximum height (in feet)	15	35		
TRANSPORTATION				
Vehicle trips per day	0	486	486	
Parking spaces	5	149	154	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	15,840	15,840	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	15,840	15,840	
Length of water/sewer mains (in miles)	0	210'/68'	210'/68'	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The project site consists of an approximately 3.788 acres parcel located at 10-12 Congress Street in Beverly, Massachusetts. The western and southern edges of the property abut the Danvers River. The eastern property line abuts the MBTA commuter rail tracks, and Congress Street runs along the northern property edge. The property slopes from north to south with existing storm water runoff directed to the Danvers River.

The property presently contains two 1-story buildings and the remains of foundations from two others as well as areas of pavement, retaining walls and a sparsely vegetated open field. The site has a long history of commercial and industrial uses. In its previously developed condition, nearly all of site up to the sea wall contained buildings and pavement (see attached photo). Past remediation activities at the site resulted in the removal of some of the structures and placement of clean fill material. The existing site conditions are illustrated on the current Record Conditions Plan (sheet 2 of 7) included with this application.

The applicant proposes to redevelop this site by constructing two (2) residential buildings containing a total of 72 condominium units. Both buildings will contain entrances leading into underground parking facilities, and two (2) surface lots will provide the remaining parking capacity. A small parking area on the western edge of the property will also be an access point for a boardwalk, which will run along the riverfront portion of the property and back to Congress Street near the MBTA railroad tracks. The proposed storm water management system will provide proper drainage of the paved areas, rooftops and grassed areas. Deep sump hooded catch basins, and trench drains will be employed for this purpose. A series of rain gardens and grassed swales along the southern half of the site will provide improved water quality treatment, aesthetic value, enhancement of previously developed Riverfront Area, and will incorporate Low Impact Development (LID) elements to the design. Also proposed is the repair to the existing seawall in several locations. In accordance with the Chapter 91 License issued for this structure, the portions of the wall to be repaired will be replaced with similar material and not increased in either height or length.

The project has been designed to fully comply with the DEP Storm water Management Guidelines. Since this area of the Danvers River is subject to tidal action, under the Massachusetts Storm water Management Regulations, the project is not required to attenuate any increase in peak runoff rates from existing to proposed conditions. The proposed storm water management system will remove 80% Total Suspended Solids (TSS). During construction, all appropriate measures will be taken to minimize the potential for migration of sediment into adjacent wetland resources.

The project site is proposed on a lot created prior to the riverfront regulations. The site was recently rezoned from general industrial which permitted higher intensity land uses such as manufacturing and marinas, to

Waterfront Development Residential. There are no other properties within Beverly that are similarly zoned. The project was originally proposed with 84 units within two 4-story buildings and a maximum height of 40 feet. Through negotiations and discussions with the City Council, the plan was reduced to the current 72 units with a maximum height of 35 feet. Since there is no front yard setback, the buildings are located only a few feet from the curb at Congress Street, thereby maximizing the separation from the river. Of particular concern to the City and adjacent residents was the maintenance of view corridors to the river. This was addressed by setting the buildings apart and creating parking between them. A walkway providing public access to the waterfront was also requested and included in these plans.

The project seeks to minimize impacts to riverfront area by configuring the design to maximize the separation of buildings to the water, and to minimize impervious area by building up to the height restriction and creating parking areas under the buildings. The construction of a storm water management system that provides treatment and renovation of storm water runoff will result in an improvement to existing conditions as described above. Also, installation of native plantings within this area will serve to provide improved wildlife habitat.

Approximately 61,400 square feet of work is proposed within Coastal Bank, including proposed grading to construct the rain gardens and water quality treatment areas and the construction of the walkway. Also, the seawall itself will be repaired in several locations. The proposed repairs to the seawall are intended to improve the stability of this bank. While there will be grading and construction of the boardwalk above this portion of bank, the project as proposed will have no adverse effect on the stability of this bank. Upon completion, all but the boardwalk will be fully revegetated upon completion of construction. The addition of a more dense vegetative cover, along with additional trees and shrubs will also result in improvements to soil stability from existing conditions.

The proposed walkway is located within approximately 4-feet of the top of this portion of the bank, along with some grading and portions of Building B. Minimal grading is required to construct the walkway in this location. Similarly to the other portions of bank described above, upon completion, the undeveloped portions of the buffer zone to this portion of the bank will be restored to a full vegetative cover which will improve overall stability. Also, storm water which presently flows directly over this portion of bank from impervious areas of the site will be directed toward a swale on the upgradient side of the walkway and to the rain garden, further improving existing conditions.

070° 54' 00.0" W

070° 53' 00.0" W

070° 52' 00.0" W

042° 34' 00.0" N

042° 34' 00.0" N

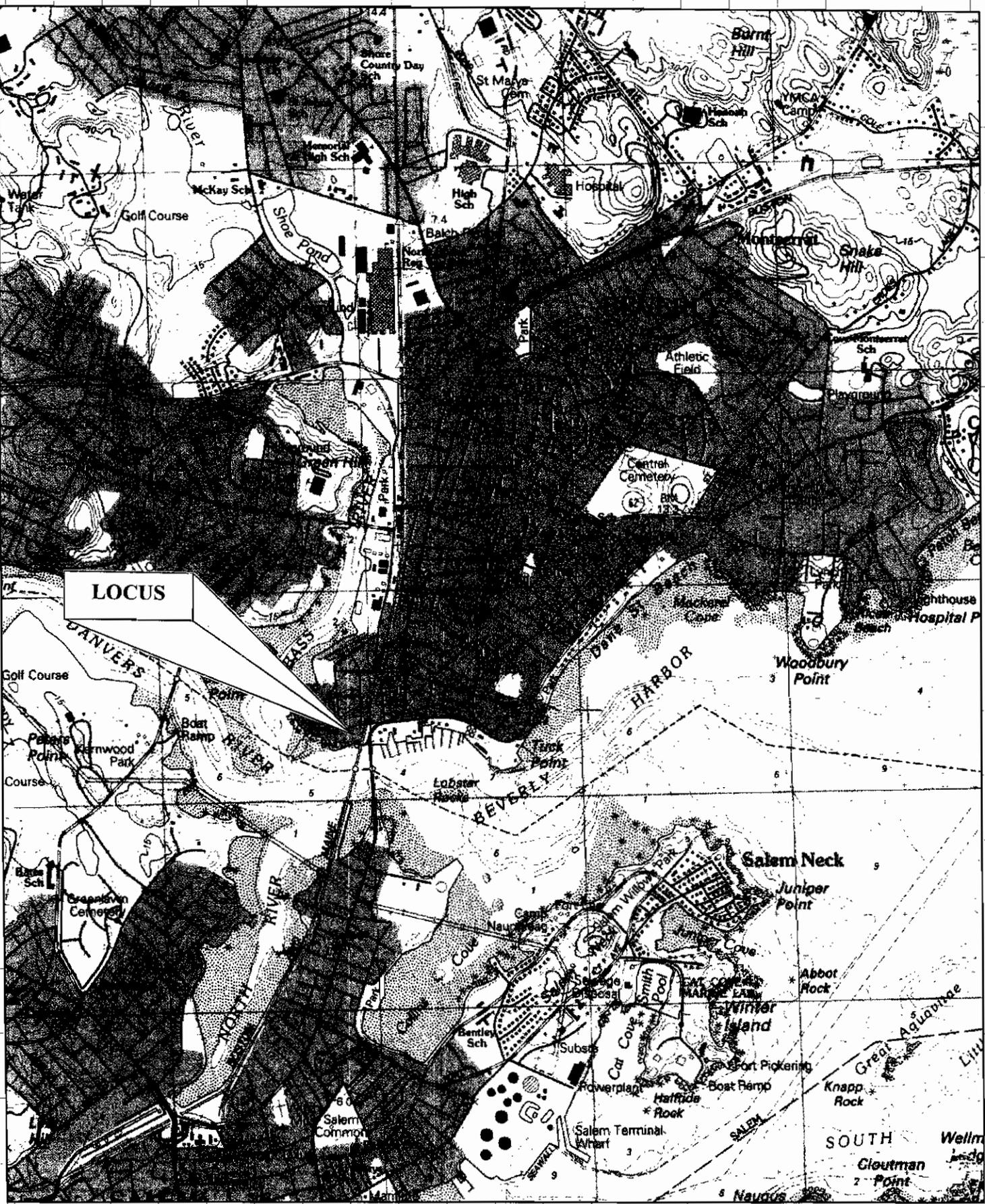
042° 33' 00.0" N

042° 33' 00.0" N

042° 32' 00.0" N

042° 32' 00.0" N

LOCUS



Name: SALEM
 Date: 2/7/107
 Scale: 1 inch equals 2006 feet

Location: 042° 32' 45.9" N 070° 52' 49.8" W
 Caption: U.S.G.S. TOPOGRAPHIC MAP
 SALEM QUAD